

MINUTES OF THE CITY PLANNING COMMISSION

J. MARTIN GRIESEL ROOM

May 2, 2003
9:00 AM

Present: Appointed Members: Peter Witte, Jackie McCray, Donald Mooney, Terry Hankner; Water Works Director David Rager; Councilmember Jim Tarbell; Community Development and Planning Staff: Skip Forwood, Acting Chief Planner

Mr. Mooney called the meeting to order.

MINUTES

The minutes of the April 18, 2003 City Planning Commission (CPC) meeting were presented for consideration.

Motion: Ms. McCray moved approval of the minutes.

Second: Mr. Rager

Vote: All ayes (6-0)

CONSENT ITEMS

REPORT AND RECOMMENDATION FOR THE LEASE AGREEMENT WITH KAISER FOODS, INC. FOR JOHN STREET NORTH OF YORK STREET IN THE WEST END.

Kaiser Food, Inc. has leased this adjacent stub of John Street from the city under short-term lease agreements for the past three years and wishes to enter into a long-term lease agreement, which has been successfully negotiated with the city administration. A long-term lease facilitates the recommendation of the draft West End Comprehensive Plan to retain existing businesses north of Liberty Street and east of Linn Street. Staff recommends approval.

REPORT AND RECOMMENDATION FOR THE SALE OF 3610 ROLL AVENUE TO SUSAN F. CASTELLINI IN SOUTH CUMMINSVILLE.

Truckway Leasing and Rental wants to expand its operation on this property to facilitate a recently started new division. The property is zoned M-2 (medium-density manufacturing) which allows the proposed expansion without variance. Real Estate Services has determined that the property's fair market value is \$3,000, which has been deposited with the City Treasurer on behalf of Mrs. Castellini. Staff recommends approval.

REPORT AND RECOMMENDATION FOR A LEASE FOR FERMBANK PARK WITH THE HAMILTON COUNTY PARK DISTRICT IN SAYLER PARK.

Under the terms of a lease agreement between the Cincinnati Park Board and the Hamilton County Park District, the Hamilton County Park District will be responsible for the maintenance, operation and improvement of Fernbank Park until December 2017 with three renewable five-year extensions. The Cincinnati Park Board will contribute \$500 per year in support of the actual maintenance costs of Fernbank Park. This will result in an estimated savings of \$645,000 of the city's operating costs over the first 15 years and an additional savings of at least \$2.7 million of capital improvement costs. Staff recommends approval.

Motion: Ms. Hanker moved approval of the consent items.

Second: Ms. McCray

Vote: All ayes (6-0)

DISCUSSION**LOWER PRICE HILL STATUS REPORT**

Katherine Keough-Jurs passed out a letter addressed to the City Planning Commission and a copy of a public meeting notice. Ms. Keough-Jurs stated that staff had two public meetings Thursday, April 24, 2003. The morning session was informational and there was a good turnout. The evening meeting had folks attending who were suspicious of the process. So much time was devoted to addressing these concerns that the concepts that the consultant came up with as a result of the morning meeting were not discussed.

David Efland stated that everyone needs to keep in mind that the purpose is to clean up contaminated land and put it back into a productive tax bearing purpose rather than a storage house and provide a buffer that does not exist between residential and commercial serving neighborhood districts in Lower Price Hill. Mr. Witte asked how many people were in opposition that showed up at the evening meeting. Ms. Keough-Jurs responded that there were about three or four people who attended that were in opposition.

ZONING CODE UPDATE

Steven Kurtz stated that the zoning code and maps would not be ready before summer recess. Mr. Kurtz stated that because there is no city-wide comprehensive plan, the maps are based on a very limited criteria: 1) Existing land use, 2) Adjacent land use, 3) Lot size and 4) As few nonconforming uses as possible. The maps were released for public comments in March and staff has received a number of comments. Every comment is being looked at; staff is reanalyzing based on the issues being presented and in some cases changes are being made. Mr. Kurtz shared some of the issues that are being received from particular neighborhoods.

Mr. Rager asked if staff has heard from developers on the zoning code. Mr. Kurtz responded that staff has not heard from developers. Mr. Rager stated that the goal was to create a code that was developer-friendly and staff needs to get the developers to agree that this zoning code is meeting their goal.

There was some discussion regarding the schedule for bringing the zoning code to the Planning commission and City Council. Mr. Hankner stated some good PR is needed and suggested a press release be prepared by the Chairman of the Planning Commission and be sent to the community newspapers stating how much money has been spent, the good intentions involved, the people who are supposed to benefit from the zoning code and who directed staff to develop a new zoning code. Ms. McCray suggested discussing a strategy for the zoning code at the next meeting.

ADJORNMENT

With no further business to consider, the meeting was adjourned.

Margaret M. Moertl, Director
Community Development & Planning

Donald J. Mooney, Chairman

Date:_____

Date:_____